129.0	0002	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,600,600 / 1,600,600
					USE VALUE:	1,600,600 / 1,600,600
					ASSESSED:	1,600,600 / 1,600,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30	-32	JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHAREST ROBERT J &
Owner 2:	HARRIS CHRISTINE K
Owner 3:	
Street 1:	30 JASON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MALLIO RICHARD B & OSEE C -
Owner 2:	-
Street 1:	30 JASON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 18,190 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1900, having primarily Vinyl Exterior and 4140 Square Feet, with 2 Units, 5 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	18190.000	720,900	10,600	869,100	1,600,600
Total Card	0.418	720,900	10,600	869,100	1,600,600
Total Parcel	0.418	720,900	10,600	869,100	1,600,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.64 | /Parcel: 386.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 83867
GIS Ref:
GIS Ref:
Insp Date: 11/24/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 129.0-0002-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	720,900	10600	18,190.	869,100	1,600,600	1,600,600	Year End Roll	12/18/2019
2019	104	FV	568,600	10600	18,190.	917,400	1,496,600	1,496,600	Year End Roll	1/3/2019
2018	104	FV	567,700	10600	18,190.	676,000	1,254,300	1,254,300	Year End Roll	12/20/2017
2017	104	FV	533,400	10600	18,190.	647,000	1,191,000	1,191,000	Year End Roll	1/3/2017
2016	104	FV	533,400	10600	18,190.	598,700	1,142,700	1,142,700	Year End	1/4/2016
2015	104	FV	447,700	10600	18,190.	502,200	960,500	960,500	Year End Roll	12/11/2014
2014	104	FV	447,700	10600	18,190.	490,600	948,900	948,900	Year End Roll	12/16/2013
2013	104	FV	228,100	10600	18,190.	467,400	706,100	706,100		12/13/2012

!10151!

PRINT

Date	Time
12/11/20	00:29:47

LAST REV

Date	Time
01/25/18	10:58:15

apro

USER DEFINED

Prior Id # 1:	83867
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10151

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MALLIO RICHARD	58388-268		1/31/2012	Chgd>Assmt<	700,000	No	No		
	13823-508		10/1/1979		56,400	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/9/2016	254	Solar Pa	2,000					
8/13/2012	1016	Manual	14,000					INSTALL 2 HYDRO=AI
7/9/2012	859	Redo Kit	146,944					& FIRST FLR REMOD
5/29/2012	661	Demoliti	9,000					KITCHEN
3/12/2012	216	Wood Dec	12,700					replace deck
5/10/2011	418	Porch	1,000					REPAIRS
2/10/2009	83	New Wind	4,962					
8/8/2006	657	Re-Roof	12,000	C		G8	GR FY08	

ACTIVITY INFORMATION

Date	Result	By	Name
11/24/2017	MEAS&NOTICE	HS	Hanne S
1/15/2013	Info Fm Prmt	BR	B Rossignol
7/2/2012	Meas/Inspect	JBS	JOHN S
4/30/2012	MLS	EMK	Ellen K
11/18/2008	Meas/Inspect	355	PATRIOT
11/7/2000	Hearing N/C	189	PATRIOT
4/8/2000	Inspected	264	PATRIOT
10/28/1999	Measured	256	PATRIOT
1/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		18190		Sq. Ft.	Site		0	90.	0.53	10									869,136						869,100	

Total AC/HA: 0.41758 | Total SF/SM: 18190 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 869,136 | Spl Credit | Total: 869,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	2 - Softwood	20	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Very Good
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.95647979
Const Adj.:	0.99792004
Adj $ / SQ:	152.718
Other Features:	193725
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1044763
Depreciation:	323876
Depreciated Total:	720886

COMMENTS

643-9212.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	4	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	M
Totals			
2	12	6	

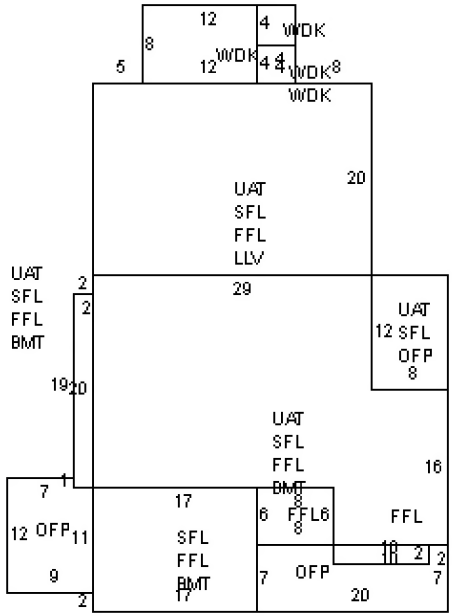
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	184.79
Special Features:	0	Val/Su Net:	122.19
Final Total:	720900	Val/Su SzAd	210.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,727	152.720	263,745
FFL	First Floor	1,699	152.720	259,469
BMT	Basement	1,051	63.000	66,209
LLV	Lower Level	580	68.720	39,860
UAT	Upper Attic	377	84.000	31,624
OFP	Open Porch	322	21.580	6,949
WDK	Deck	144	12.920	1,860

Net Sketched Area:	5,900			Total:	669,716
Size Ad	3426	Gross Are	7029	FinArea	4140

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	50	A	
UAT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

129.0-0002-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X46	A	AV	1930	17.47	T	40	104			10,600			10,600

More:	N	Total Yard Items:	10,600	Total Special Featues:		Total:	10,600